

**THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.**

**PROPERTIES WILL BE SOLD ON 27.02.2024**

**“AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS” BASIS**

1	Name and address of the Borrower(s)/ Guarantor(s)	<p><b>Shri Ravi Shanker Sen S/o Shri Chhedilal Sen &amp; Smt Varsha Sen W/o Shri Ravi Shanker Sen</b></p> <p>H. No. 57, Near Post Office, Laxmi Bai Ward , Bilhari, Jabalpur (M.P)482001</p> <p><b>M/s Shraddha Tent House Prop Shri Ravi Shanker Sen</b></p> <p>H. No. 57, Near Post Office, Laxmi Bai Ward , Bilhari, Jabalpur (M.P)482001</p>
2	Name and address of Branch, the secured creditor	<p>State Bank of India</p> <p>Stressed Assets Resolution Branch, Jabalpur</p> <p>Third Floor, SBI ZO Building</p> <p>Vijay Nagar, Jabalpur (M.P.) – 482002</p>
3	Description of the immovable secured assets to be sold.	<p>Part and parcel of the property consisting of Residential house at Mouza Gram Bilahari , PH No.23 Diverted Khasra No 97/21 after mutation Khasra no. 97/71 Plot No 57, Bandobust No 50, RNM Jabalpur-1, area of plot 1950 Sq Ft , constructed on 900 Sq Ft , Maharani Laxmi Bai Ward No. 69 , under the Bilhari Main Road , Jabalpur , MP,in the name of Ravi Shankar Sen &amp; Smt Varsha Sen ,acquired through registered sale deed dated 24.01.2013 Book No A1, S.No. 1663 at Page No 01 to 07 Granth No. 558 at Sub Registrar Office Jabalpur</p> <p>Bounded:</p> <p>On the North by :Property of Sahu Ji ,</p> <p>On the South by : Property of Chamanlal Ji,</p> <p>On the East by : Side Road,</p> <p>On the West by : Drainage</p>
4	Details of the encumbrances known to the secured creditor.	<p>To the best of knowledge and information of the Authorised Officer, there is no encumbrance known to authorised officer. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The Authorised Officer will not be responsible for any charge, lien, encumbrance, property</p>

		tax dues, electricity dues etc. or any other dues to the Govt./local authority or anybody in respect of the property under sale. Bank or Authorised officer will not be responsible for any encumbrance and dues on the property which comes to knowledge after the auction.
5	The secured debt for recovery of which the property is to be sold.	<b>Rs 70,23,631.00 (Rupees Seventy Lacs Twenty Three Thousand Six Hundred Thirty One Only)</b> + Interest cost & expenses etc. w.e.f. 30.04.2023 (as per Demand Notice dated 29.04.2023).
6	Deposit of earnest money	(I) EMD: <b>Rs 6,03,500.00</b> Intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The Registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance ( $\geq$ EMD amount) at the time of bidding.
7	Reserve Price of the immovable secured asset :  Bank account in which EMD to be remitted  <b>Last Date and Time</b> within which EMD to be remitted:	<b>Rs. Rs. 60,35,000.00 /-</b>  Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through electronic mode i.e. NEFT/Transfer (After generation of Challan from ( <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a> ) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD in his Wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. The EMD of the unsuccessful bidders will be returned without interest.
8	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, in the below mentioned account, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the auction purchaser not exceeding three months from the date of auction, failing which the earnest money deposited by the bidder shall be forfeited.

		<p><b>Account details for depositing 25% of sale price and Balance amount on being declared successful bidder:</b></p> <p>Account no: 38644610491  IFSC: SBIN0004677  Account Name: SARB AUCA Collection account  Branch: SBI, Krishi Upaj Mandi Branch, Vijay Nagar, Jabalpur</p>
9	Time and place of public auction or time after which sale by any other mode shall be completed.	<p>Date – 27.02.2024 Time 11.00 A.M. To 3.00 P.M.</p> <p>The Sale will be done by the undersigned through e-auction platform provided at the website <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a> on the date and time mentioned above.</p>
10	<p>The e-auction will be conducted through the Bank's approved service provider.</p> <p><u>E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the service provider as mentioned above</u></p>	<p><u>Platform (<a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a>) for e-Auction will be provided by our e-Auction service provider MSTC Limited having its Registered office at 225-C, A.J.C.Bose Road, Kolkata – 700020. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a>. This Service Provider will also provide online demonstration/training on e-Auction on the portal. The Sale Notice containing the Terms and Conditions of Sale is available/published in the Bank's websites/webpage portal. <a href="https://www.sbi.co.in">https://www.sbi.co.in</a>, <a href="https://ibapi.in">https://ibapi.in</a> The intending participants of e- auction may download free of cost, copies of the Sale Notice, Terms &amp; Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-बिदा –IBAPI portal (<a href="https://www.ibapi.in">https://www.ibapi.in</a>).</u></p>
11	<p>(i) Bid increment amount:</p> <p>(ii) Auto extension: _____ times. (limited / unlimited)</p> <p>(iii) Bid currency &amp; unit of measurement</p>	<p>(I) Bid increment amount for property:  1. Rs. 10,000/-(Rupees Ten thousand only)</p> <p>ii) Auto extension with unlimited extension of 10 minutes of each.</p> <p>(iii) Rupees</p>
12	Date and time during which inspection of the movable and immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	<p>25.01.2024 between 10.30 a.m. To 5.00 p.m.</p> <p>Deepshikha Patel Raj (Manager)  Mob. - 7747884466</p>
13	OTHER TERMS AND	1. The Bidders should get themselves registered on

	<p>CONDITIONS:</p>	<p><a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> by providing requisite KYC documents and registration fee as per the practice followed by M/s MSTC Ltd. well before the auction date. The registration process takes minimum of two working days (Registration process is detailed on the above website). The Sale will be done by the undersigned through e-auction platform provided at the website <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a> on the date and time mentioned above. The intending Bidders/Purchasers are requested to register on portal (<a href="https://www.mstcauction.com">https://www.mstcauction.com</a>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The Registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance (<math>\geq</math> EMD amount) at the time of bidding.</p> <p>2. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through i.e. NEFT/RTGS Transfer (After generation of Challan from (<a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD in his Wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. The EMD of the unsuccessful bidders will be returned without interest.</p> <p>3. Platform (<a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a>) for e-Auction will be provided by our e-Auction service provider MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <a href="https://www.mstcecommerce.com">https://www.mstcecommerce.com</a>. This Service</p>
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		<p>confirmation by the secured creditor.</p> <p>18. In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.</p> <p>19. The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.</p> <p>20. The payment of all statutory /non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. The successful bidder shall be liable to pay TDS and other applicable taxes as per prevailing provisions.</p> <p>21. In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only.</p> <p>22. The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction will be entertained.</p> <p>23. The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful-bidder, during pendency of execution of Sale Certificate, will be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be</p>
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		entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.
xiv	<b>Statutory Notice of 30 days under proviso of Rule 9(1) of Security Interest (Enforcement) Rules, 2002</b>	<b>This publication is also 30 days notice to Borrower/Guarantors/Mortgagors as required under Proviso of rule 9(1) of Security Interest (Enforcement) Rules, 2002.</b>

### Special Instructions:

Bidding in the last minutes and seconds should be avoided in the bidders own interest Neither the **STATE BANK OF INDIA** nor Service Provider will be responsible for any lapses / failure (Internet Failure, power failure etc.) on the part of the bidder, in such cases. In order to ward-off such contingent situation bidders are requested to make all the necessary arrangements/alternatives such as back-up power supply whatever required so that they are able to circumvent such situation and still be able to participate in the auction successfully.

**Date: 18/01/2024**

**Place: Jabalpur**

Authorised Officer  
Stressed Assets Resolution Branch, Jabalpur  
Third Floor, SBI ZO Building  
Vijay Nagar, Jabalpur (M.P.) – 482002